



Housing Futures



December 2016

Inside

- Emerald Lake Park Christmas Party Highlights
- From the CEO incorporating feedback on the highly successful AGM 2016
- Help Us to Help You
- Director Election Results
- Kids' Corner
- After Hours Emergencies
- Christmas and New Year's Office Hours
- Feedback





Emerald Lake Christmas Party

This year's expedition to Emerald Lake was a fun time for the



families who made the trip and the rewards were great. Over 60 members and a full complement of staff enjoyed the best catered Christmas lunch to date. The sweets were just amazing.

The weather was mild for most of the day and rose to about 29 degrees Celsius. The choof-choof of Puffing Billy could be heard as it came and left from the station, and its familiar whistle echoed through the verdant green hills and valleys. Parrots of varying hues came to dine like old mates, showing no fear at all.

Chairperson Andrea and her team of volunteers excelled themselves - painting faces, making badges, and entertaining the children. The ringing of a bell heralded the arrival of the main man - Santa Claus. Resplendent in his traditional cardinal suit, Santa made sure that everyone received presents to go home with.







From the CEO...

The Festive Season is upon us, which means that another year is drawing to a close. 2016 has been an exciting year in many ways for SouthEast; with much accomplished. Most notably we have four new properties and four new families now with secure, long-term housing. This is a great result for our co-op and the families involved, and I welcome these newest members for their first Christmas in the fold of SouthEast Housing.

Annual General Meeting

Our AGM was held at the Dandenong Club, and was well attended by members and staff. I thank our guest speakers Bernard Gastin (Acting Registrar of Housing Agencies) and Ilya Iliadis (Senior Development Manager, Burbank Group) for taking the time out from their busy schedules to present to our AGM. I know that I got a lot out of both presentations, and feel sure that members did too.

The AGM is a welcome opportunity for me to interact directly with our members. I particularly enjoy the open forum held towards the end of the meeting. It is an opportunity for both me and the Board to provide background information solicited directly by the membership. Whilst I enjoy this session, I was a little surprised at some of the questions raised at this AGM regarding the First Street development. One member alluded to a “lack of transparency” regarding plans for the site; which was surprising given that these plans were shared with members in the *Housing Futures* of September 2016.



For the benefit of absolute transparency, I will repeat the relevant information exactly as it appeared in September:

First Street

I have conducted a number of meetings with the Department of Health and Human Services (DHHS) in recent months. DHHS advises that:

- The department will proceed with the development of the site based on SouthEast's original plan*
- A builder will be appointed by October, the slabs should be down by Christmas, and the project is scheduled for completion by mid-2017*
- The dwellings will be handed over to SouthEast for management upon completion, with DHHS retaining title*

This site will provide one three-bedroom and two two-bedroom properties to our Cooperative. Needless to say we will be offering the two-bedroom properties to existing members as rightsizing options for those currently in three and four-bedroom properties.

I visited the site last week, and given the fact that there are no slabs down the project is obviously running behind schedule. In response to my queries DHHS advises that the new schedule looks more like this:

- Application for new services (gas, electricity etc....) completed
- Tenders to be called for after the Christmas break
- Building works expected to start in March 2017





From this we can deduce that the project is running about four months behind the original schedule. I will continue to monitor the situation and provide updates to members. In the interim I ask all interested parties to understand that:

- DHHS is developing the site, not SouthEast. This being the case we have no control over the project or when the units will become available for tenancy.
- We will continue to provide regular updates on progress through upcoming issues of Housing Futures.
- The scheduled completion date is some way off yet (most likely around 12 months from now).

I would like to take this opportunity to wish all members and their families a safe and joyous Christmas, and a happy, healthy, and prosperous New Year.

Steven Morrissey
Chief Executive Officer

Help us to help you...

In order to facilitate grassroots feedback from SouthEast's membership the Board is seeking expressions of interest from motivated members who would like to be part of member discussion groups. It is planned to form these groups early in 2017, and have meetings shortly thereafter. In essence, these groups will be able to discuss any topic of interest to attendees, and these discussions along with any recommendations will be reported to the Board. The exact dates or venues for any meetings will not be determined until expressions of interest have been considered. Please contact Compliance and Development Officer Dale Carroll to register your interest.





Director Elections Results

Congratulations to Gayle Koubwere and Shirley Faram, who were reelected at the 2016 AGM following the end of their three-year terms. Congratulations also to Natalie Leddick, who makes a return to the Board.



Tracey Hall

The Board would like to take the opportunity to express its thanks to retiring Director Tracey Hall. Tracey was for many years the Convenor of the Business and Finance Committee. Tracey worked hard and brought great enthusiasm to the role, and the Board wishes her well in all her future endeavours.

Chairperson and Secretary

At the Board meeting of November 25 Directors voted to reappoint Andrea Lee as Chair. Director Debbie Dioguardi was elected to the position of Secretary. The Board thanks outgoing Secretary Greg Nolan for his great work and commitment to the role.

Kids Corner – Colour me in...





After Hours Emergency Maintenance

The emergency maintenance service number is available after office hours, on weekends and public holidays and when the SouthEast Office is closed over Christmas and New Year - PH 0401 722 157

Emergency repairs consist of:

- A burst water service
- A blocked or broken water system
- A serious roof leak
- A gas leak
- A dangerous electrical fault
- Flooding or serious flood damage
- Serious storm or fire damage
- A failure or breakdown of the gas, electrical or water supply
- Any fault or damage in the premises that makes the premises unsafe or insecure
- Any appliance, fitting or fixture that is not working properly and causes a substantial amount of water to be wasted

Vic Emergency

The new Vic Emergency app provides Victorians with access to warnings and incidents for fires, floods, storms, earthquake, tsunamis, and water safety. The Vic Emergency app replaces the Fire Ready app and is now available to download from the [App Store](#) or [Google Play](#).

The Vic Emergency website emergency.vic.gov.au has also been upgraded and a new Vic Emergency hotline released to ensure Victorians continue to receive the best possible emergency information this summer through a range of sources.

Christmas and New Year Office Hours



Members are reminded the office closes from Friday 23rd December, 3pm and reopens Monday 16th of January, 9am.

The Board, CEO and staff wish all members and their families a very Merry Christmas and a happy and safe New Year.





Feedback - Maintenance



☎ 03 9706 8005

Email: jim@sehc.org.au

Facsimile: ☎ 03 9706 8558

Online:

<http://www.sehc.org.au/index.php/services/maintenance-form>

<http://www.sehc.org.au/index.php/services/maintenance>

Feedback: Tenancy



Telephone: ☎ 03 9706 8005

Email: joy@sehc.org.au

Facsimile: ☎ 03 9706 8558

Online: <http://www.sehc.org.au/index.php/services/tenancy-form>

<http://www.sehc.org.au/index.php/services/tenancy>

Feedback: Management

Steven Morrissey



Chief Executive Officer

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Facsimile: ☎ 03 9706 8558

Online:

<http://www.sehc.org.au/index.php/contact/general-enquiry>

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